

058.A

0001

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

408,200 / 408,200

USE VALUE:

408,200 / 408,200

ASSESSED:

408,200 / 408,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		FRAZER RD, ARLINGTON

**OWNERSHIP**

Unit #:	4A
---------	----

Owner 1: JACOBO MELISSA C

Owner 2:

Owner 3:

Street 1: 4A FRAZER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: JACOBO MARIANA K/MELISSA C -
---------------------------------------

Owner 2: -

Street 1: 4A FRAZER RD

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6051																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	408,200			408,200		126820
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

PREVIOUS ASSESSMENT								Parcel ID	058.A-0001-0004.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID # 1: 126820	
2022	102	FV	408,200	0	.	.	408,200		Year end	12/23/2021	PRIOR ID # 2:	
2021	102	FV	401,000	0	.	.	401,000		Year End Roll	12/10/2020	PRIOR ID # 3:	
2020	102	FV	393,700	0	.	.	393,700	393,700	Year End Roll	12/18/2019	PRIOR ID # 1:	
2019	102	FV	379,200	0	.	.	379,200	379,200	Year End Roll	1/3/2019	PRIOR ID # 2:	
2018	102	FV	344,500	0	.	.	344,500	344,500	Year End Roll	12/20/2017	PRIOR ID # 3:	
2017	102	FV	308,200	0	.	.	308,200	308,200	Year End Roll	1/3/2017	CIVIL DISTRICT:	
2016	102	FV	308,200	0	.	.	308,200	308,200	Year End	1/4/2016	REVAL DIST:	
2015	102	FV	292,300	0	.	.	292,300	292,300	Year End Roll	12/11/2014	BLDREASON:	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	5027!
JACOBO MARIANA	52488-39		3/30/2009	Family	99	No	No				
LEMIEUX CARRIE	47627-348		6/14/2006		300,000	No	No				
RAM ABHAY K & P	31781-275		9/1/2000		208,900	No	No	4			
	18535-444		9/1/1987		146,800	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/18/2003	695	Re-Roof	2,260					SPLIT W/10 CONDO U	10/16/2018	Measured	DGM	D Mann
10/12/2001	761	Redo Bat	11,000	O				REMODEL BATH	8/24/2005	Info Fm Prmt	BR	B Rossignol

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

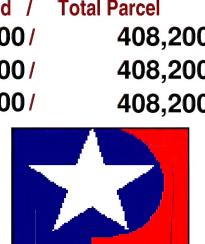
Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro



**EXTERIOR INFORMATION**

Type:	8 - Condo TnHs.	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:	N - NONE	

**BATH FEATURES**

Full Bath:	1	Rating: Very Good	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

Building Number 1.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMS: 5	BRs: 2	Baths: 1	HB
--------	--------	--------	----------	----

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**OTHER FEATURES**

Kits:	1	Rating: Good
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	10.500000000
Name:	36 - 6051

**DEPRECIATION**

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	0

**Totals**

1	5	2
---	---	---

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 058.A-0001-0004.0**SKETCH**

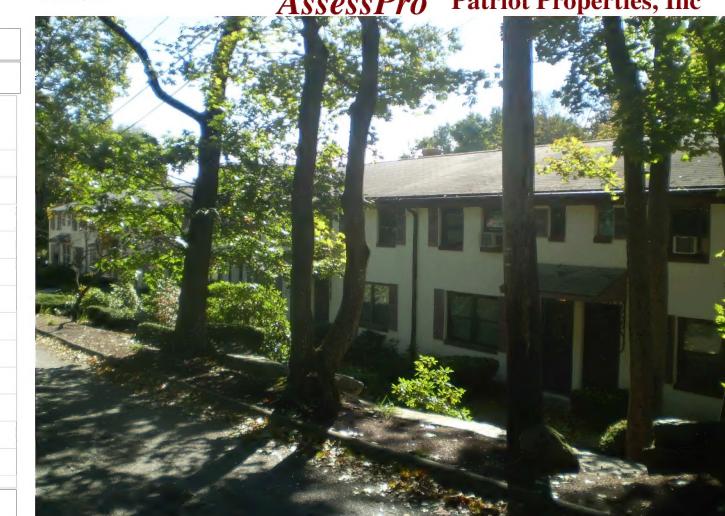
Building Number 1.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	1,150	252.860	290,783					

Net Sketched Area: 1,150 Total: 290,783

Size Ad 1150 Gross Area 1150 FinArea 1150

**IMAGE****AssessPro Patriot Properties, Inc**